

Pleasant Valley Rd - 33 acres - Muskingum County
2565 Pleasant Valley Rd
Zanesville, OH 43701

\$244,900
33.930± Acres
Muskingum County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

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Zanesville, OH / Muskingum County

SUMMARY

Address

2565 Pleasant Valley Rd

City, State Zip

Zanesville, OH 43701

County

Muskingum County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.984361 / -82.145602

Acreage

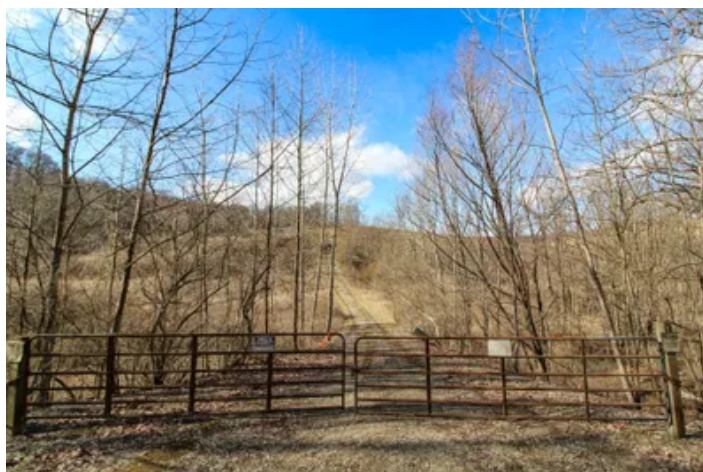
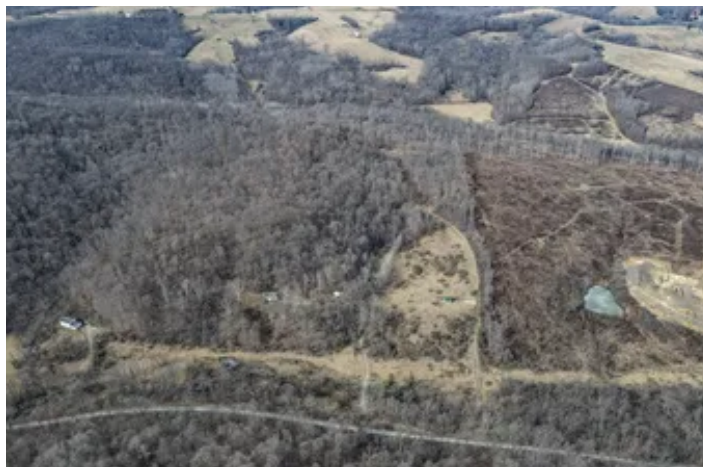
33.930

Price

\$244,900

Property Website

<https://www.mossyoakproperties.com/property/pleasant-valley-rd-33-acres-muskingum-county-muskingum-ohio/76001/>



Pleasant Valley Rd - 33 acres - Muskingum County Zanesville, OH / Muskingum County

PROPERTY DESCRIPTION

33.93 acres for sale in Muskingum County, Ohio. Good recreational tract with home building site. Beautiful hilltop views of the valley and creek bottom below. There is a nice, secluded location in the woods for a cabin or new home. 20 x 20 barn on the property. There is plenty of wildlife in this area, and it is close to additional public hunting on Dillon Lake Wildlife Area. Minutes from I-70 and a very easy commute to Zanesville or Columbus, Ohio.

Property features include:

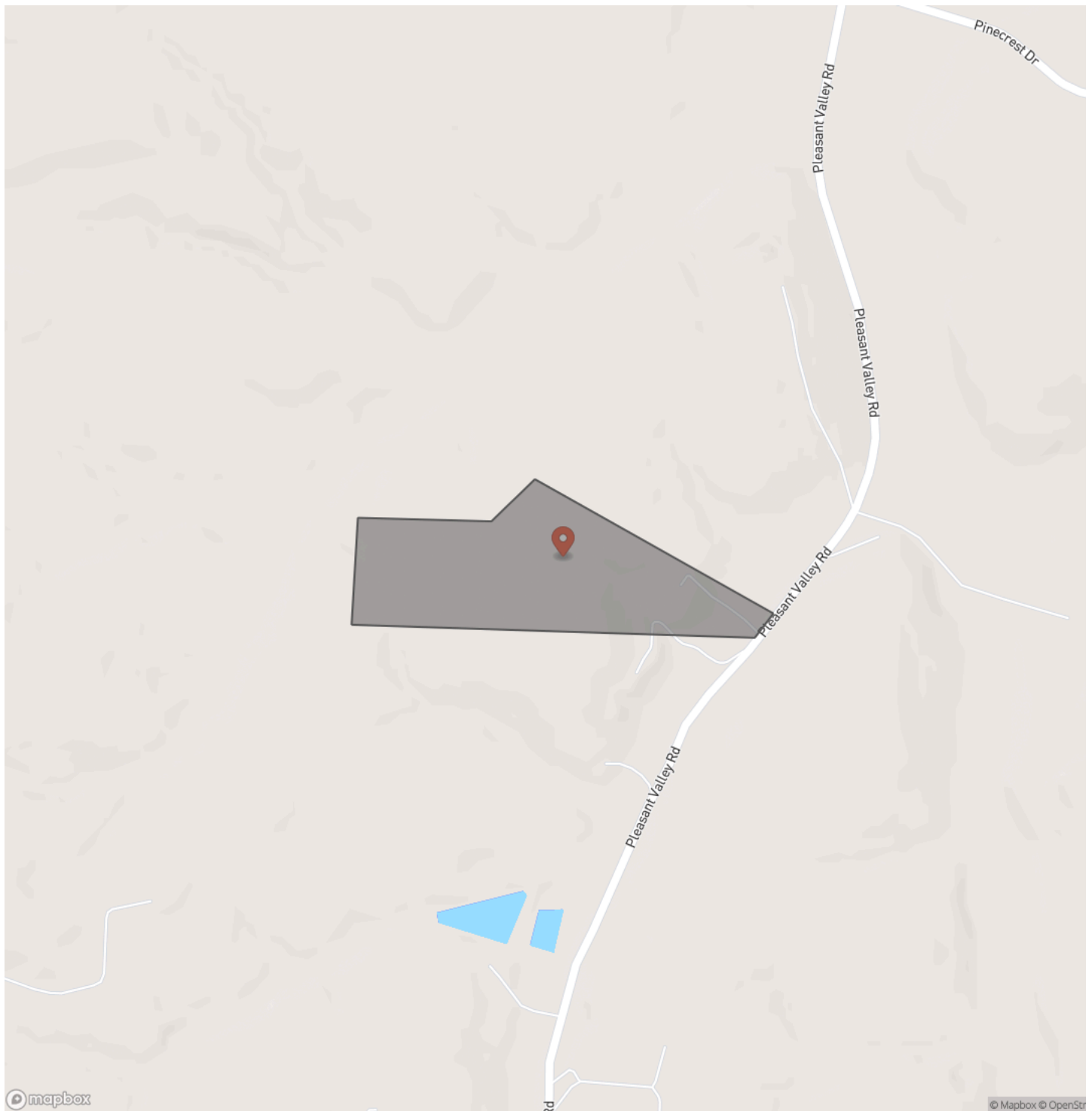
- 33.93 total acres
- Mostly wooded with some overgrown brushy areas
- Younger growth timber
- Excellent trail/road system
- Small stream-through property
- Locked gate on driveway
- Set up for hunting & recreation
- Elevated blind and feeder on the property
- Established food plot
- Dug water hole for wildlife to drink
- Good deer and turkey hunting
- GPS coordinates are 39.9836, -82.1431

There is electric at the road. The seller does not own the mineral rights, and the annual taxes are approximately \$253.54.

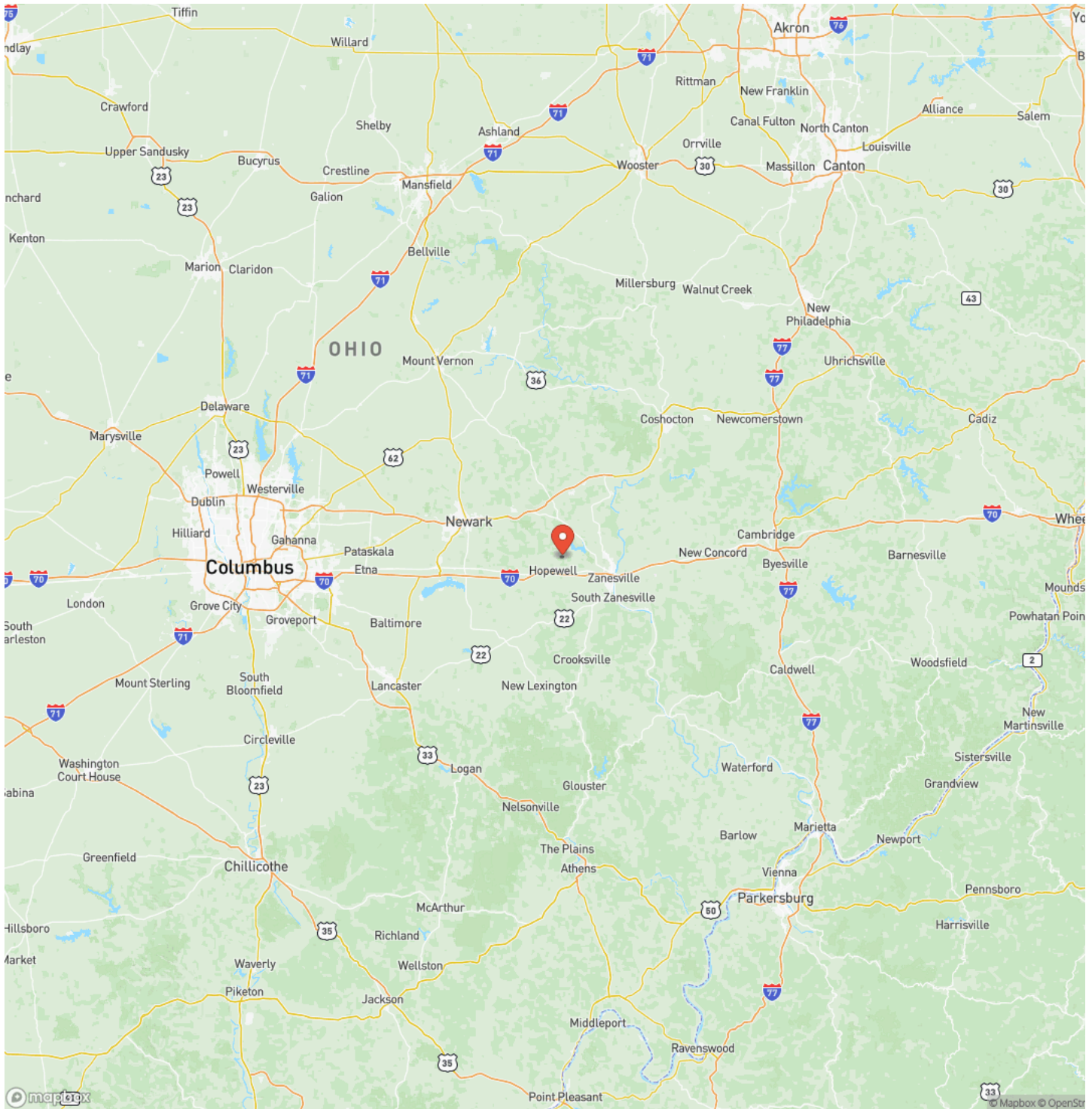
Pleasant Valley Rd - 33 acres - Muskingum County
Zanesville, OH / Muskingum County



Locator Map



Locator Map



Satellite Map



Pleasant Valley Rd - 33 acres - Muskingum County
Zanesville, OH / Muskingum County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

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Address

City / State / Zip

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced, thin black horizontal lines across its entire width. The background is plain white, and there are no margins, text, or other markings present.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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